


## 874 Ramah Road, Tenterden







# RAMAH

5 2 10 1,774.50ha

AREA: 1,774.5 ha (4,384.5 ac) Freehold.

Uralla Shire Council & Armidale Regional Council Rates. Northern Tablelands LLS.

SITUATION: Approx. 44km from Guyra, 85km from Inverell & 81km to Armidale.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

ALTITUDE: Approx. 780-1060m ASL.

SOIL: 650ha (1,600ac) Basalt soils with the balance being Granite and Trap.

PASTURE DEVELOPMENT: 202ha (500ac) has been fertilised. On-site agricultural airstrip to aerially spread fertiliser over the property.

TIMBER: Stringy bark, Yellow box, White box, Iron bark, Gum.

WATER: New solar bore, tested at 1400gallons per hour with 250,000litre tank reticulating to 23 troughs. 35 dams. Frontage of 2 creeks - George's Creek and Tom's Creek.

RAINFALL: 888mm (35inches) p.a.

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 597 |
| **Land Area** | 1,774.50 ha |

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
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rdr. rural district residential real estate

FENCING:  27 paddocks with 23 being troughed. 28km new fencing with laneway system.

IMPROVEMENTS:  5 bedroom, 2 bathroom brick veneer home. Renovated modern kitchen with electric cooking and breakfast bar, wood heating and covered patio. Old cottage requires further repairs.

MACHINERY SHED:  7 bay 24m x 8m machinery shed with lock-up doors on most bays and single phase power. 8.5m x 3.5m 3 bay machinery shed. 25 tonne & 20 tonne cone base silos. Large fertiliser bunker.

WOOLSHED:  4 stand wool shed with undercover race and sheep yards.

STOCK YARDS:  New steel cattle yards with undercover race and vet crush.

CARRYING CAPACITY:  450 cows and calves or 7000 DSE, with opportunity to raise carrying capacity.

Potential biodiversity off farm with possible income of $3,700,000 in credits.

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